| 068.0 | 0002 | 0008.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 674,700 | / | 674,700 |
| USE VALUE: | 674,700 | / | 674,700 |
| ASSESSED: | 674,700 | / | 674,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 200 | | SUMMER ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BYRNE MARILYN I |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 200 SUMMER ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 7,421 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Clapboard Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7421.000 | 269,800 | | 404,900 | 674,700 |
| Total Card | 0.170 | 269,800 | | 404,900 | 674,700 |
| Total Parcel | 0.170 | 269,800 | | 404,900 | 674,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.92 | /Parcel: 501.9

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 43321 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 10/09/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 068.0-0002-0008.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 269,800 | 0 | 7,421. | 404,900 | 674,700 | 674,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 225,100 | 0 | 7,421. | 404,900 | 630,000 | 630,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 224,800 | 0 | 7,421. | 271,800 | 496,600 | 496,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 224,800 | 0 | 7,421. | 260,300 | 485,100 | 485,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 224,800 | 0 | 7,421. | 237,100 | 461,900 | 461,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 212,400 | 0 | 7,421. | 190,900 | 403,300 | 403,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 212,400 | 0 | 7,421. | 170,600 | 383,000 | 383,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 212,400 | 0 | 7,421. | 161,900 | 374,300 | 374,300 | | 12/13/2012 |

!5849!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 20:41:02 |

## LAST REV

| Date | Time |
|---|---|
| 10/16/18 | 13:22:26 |
| apro | |
| 5849 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 43321 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BYRNE RICHARD/E | 26564-281 | | 8/7/1996 | | 75,000 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/17/2016 | 1253 | Re-Roof | 8,660 | C | | | | |
| 3/14/2014 | 197 | Manual | 3,100 | | | | | |
| 2/27/2004 | 108 | Redo Kit | 67,000 | | | G6 | GR FY06 | REDO BATH, CLOSETS |
| 1/27/2003 | 53 | Manual | 2,090 | | | | | WORK ON FLOOR JOIS |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/9/2018 | MEAS&NOTICE | CC | Chris C |
| 6/10/2014 | Info Fm Prmt | PC | PHIL C |
| 5/26/2009 | Measured | 189 | PATRIOT |
| 2/19/2009 | Meas/Inspect | 163 | PATRIOT |
| 2/10/2005 | Permit Visit | BR | B Rossignol |
| 3/29/2000 | Info At Door | 263 | PATRIOT |
| 1/10/2000 | Mailer Sent | | |
| 1/10/2000 | Measured | 264 | PATRIOT |
| 7/30/1990 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7421 | | Sq. Ft. | Site | | 0 | 70. | 0.78 | 11 | | | Med. Tr | -10 | | | | | 404,856 | | | | | | 404,900 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.17036 | Total SF/SM: | 7421 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 404,856 | Spl Credit | | Total: | 404,900 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1890 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Fair |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 175.482 |
| Other Features: | 81500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 366556 |
| Depreciation: | 96771 |
| Depreciated Total: | 269785 |

## COMMENTS

SFL BEING USED AS 1 BDRM APT W/ KITCHENETTE. SFL FAIR COND. FFL EXCELLENT COND.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 5 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2004 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

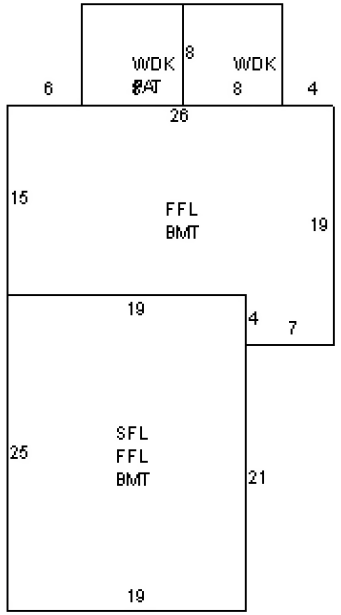
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 3 | |
| Totals | | | |
| 1 | 5 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 175.48 |
| Special Features: | 0 | Val/Su Net: | 111.07 |
| Final Total: | 269800 | Val/Su SzAd | 200.71 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 893 | 52.640 | 47,012 |
| FFL | First Floor | 893 | 175.480 | 156,706 |
| SFL | Second Floor | 451 | 175.480 | 79,186 |
| WDK | Deck | 128 | 13.810 | 1,768 |
| PAT | Patio | 64 | 6.000 | 384 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,429 | | | Total: | 285,056 |
| Size Ad | 1344.25 | Gross Are | 2453 | FinArea | 1344 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 95 | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

068.0-0002-0008.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|